



Elizabeth Palen &lt;epalen@dls.virginia.gov&gt;

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**Petition in Opposition to the B&B at 2113 South Lynn St.**

1 message

Patrick M Hughes &lt;HPATM@aol.com&gt;

Mon, Aug 8, 2016 at 2:37 PM

To: epalen@dls.virginia.gov

**Dear Ms. Palen:**

**We were recently provided with your email – so I am sending the forwarding message below – and especially the attached Petition in Opposition to the B&B at 2113 South Lynn St.**

**We did send it to your office – but at the risk of sending something to you twice, we are not entirely sure you received this when we originally sent it last week.**

**Message follows:****TO: The County Board, Arlington, VA****The County Manager****The County Attorney****The County Commissioner of Revenue****The County Zoning Commission****State of Virginia Department of Housing and Community Development****State of Virginia Representative Barbara Favola****Congressman Don Beyer****Arlington Ridge Community Association****Aurora Highlands Community Association**

**We – the signers of the attached Forwarding Letter and Petition – will appreciate your kind attention to this matter.**

**Thank you.****Patrick Hughes****Patrick M Hughes**

**Lieutenant General, US Army (Retired)**

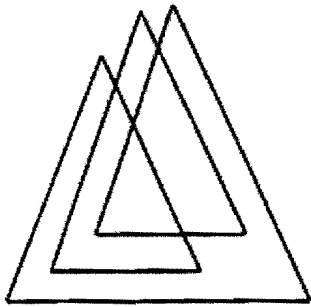
**2013 South Lynn Street**

**Arlington, VA 22202-2128**

**(Virginia LL) 703-521-1672**

**(C) 703-407-5229**

HPATM@aol.com



**Petition in Opposition to the B&B at 2113 S Lynn St.pdf**  
2672K

**4 August 2016  
Arlington, VA 22202-2128**

**TO: The County Board  
Arlington County, Virginia**

**1. Appended for your attention is a petition, signed by Arlington County homeowners, opposing the operation of a Bed and Breakfast (B&B) facility at 2113 South Lynn Street, in Arlington. The petition, which represents thirty-two taxpaying property owners in the immediate vicinity of the B&B, reflects our consensus that the commercial activity taking place at 2113 South Lynn Street is inappropriate in our neighborhood and in clear violation of numerous County ordinances, codes, and regulations.**

**2. Specifically, this business operation directly violates regulations related to, but perhaps not limited to, the following: The County's use permit and certificate of occupancy process; payment of proper fees and taxes; designated-street siting and parking requirements; resident-owner requirements; meal provision and cooking facilities; limits on occupancy; and, potentially, lot-area requirements.**

**3. Based on concerned neighbors' research, discussions with County officials, numerous conversations with the business-operators at 2113 South Lynn Street themselves, as well as personal observations:**

**\* To the best of our knowledge, the facility does not have a valid use-permit or certificate of occupancy even though they have operated as a B&B.**

**\* Because the B&B is advertised, on the Airbnb Website, as accommodating up to 12 lodgers, the County's minimum requirement of designated parking spots (one per guest room) is not satisfied. Since the B&B has been operating, the number of cars parked, often haphazardly and without visitor permits, on what is a very narrow, designated-as-local side-street has become a concern. The owner's car, lodgers' cars, and the Uber cars and other transportation they routinely order up, have blocked driveways, sidewalks, and at times have restricted the passage of two cars going in opposite directions, already a difficult maneuver on South Lynn Street.**

**\* In some cases we believe the owners have left the premises when the number of renters are too great for them to remain in the B&B.**

**\* Renters have stayed in excess of 6 days, and all renters are not/not provided breakfast by the owners, but rather they have use of the kitchen for cooking meals.**

**4. Our central concern is that this "Bed and breakfast" is improperly or even illegally sited. As defined and outlined in Arlington County Ordinance 12.5.5, and Item J. of 12.5.3: "Bed and breakfasts shall be located only on minor arterial streets or principal arterial streets as designated in the Arlington County Master Transportation Plan." The portion of South Lynn Street on which this B&B is situated is decidedly a local street.**

**5. Beyond these ongoing apparent violations of County ordinances, codes and regulations, we are petitioning for remediation because of the negative impact on individual neighbors and the surrounding neighborhood. Our personal concerns are focused on a more disquieting issue that gets to the heart of our Arlington neighborhood – security. The existence of an unauthorized, unregulated business that brings a constantly changing array of up to 12 lodgers--some noisy, discourteous, and even threatening--into an established, quiet, residential side-street neighborhood, is contrary to the general expectation of living in Arlington. Moreover, the owners of this unauthorized business have carelessly exploited the special nature of the neighborhood for**

## **Petition in Opposition to the Airbnb and / or Rental Facility at 2113 South Lynn Street**

**We, the undersigned, oppose the operation of an Airbnb facility and / or the short-term rental of the facility at 2113 South Lynn Street, Arlington, VA 22202-2128. The reasons for our opposition are the following:**

**(1) The facility was prepared and began operation without any reference to the neighborhood, to the adjacent homeowners, or to the general interests and concerns of those affected by the appearance and operation of this facility. We object to this as being un-neighborly and inappropriate at best and possibly in contravention with Arlington County policies.**

**(2) The initial on-line advertising for the facility included information which put neighbors at risk, by noting their presence in the neighborhood and characterizing them as "Amazing neighbourhood (sic) filled with 3-4 star retired generals, senior government officials, and families."** These words have since been deleted but once put out on-line they will continue to exist.

**(3) The facility is located on a "local street," as opposed to an arterial street or commercial area, and is not zoned for commercial activity. This area is a designated "residential" neighborhood. We have safety, ease of transportation, and utilities access concerns in this constricted area.**

**(4) Their on-line advertising has noted they could and would accommodate up to 12 people (earlier it was 15 people). This would be possible because they would depart the premises. That would leave the facility unattended by anyone other than the transients.**

**(5) Parking for anyone on this portion of South Lynn Street is an issue. Parking on the street in front of the facility that is now an Airbnb is limited essentially to two vehicle spaces. This is also a weather-related issue since heavy snowfall can affect the entire street. The facility is not suitable for accommodating more vehicles.**

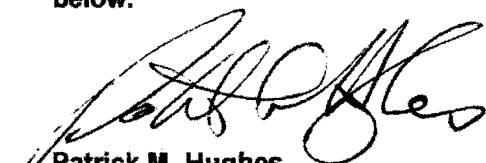

**(6) The owners / operators of the facility have made statements to the effect that they intend to continue operating their facility even though they have been told that in general the operation is in contravention with County regulations and codes. They have not shown an intent to cease and desist from their commercial activities.**



**(7) The nature of the facility, if allowed to continue, will fundamentally affect the ambiance of the area that established homeowners have come to depend upon and care for in the context of their families and their lives. There may be other effects on property values and local conditions.**

commercial gain, by, at one point, advertising online the "amazing neighborhood filled with 3- and 4-star retired generals, senior government officials, and families." With the growing instance of localized, targeted violence in American communities of late, this cavalier attitude toward others' personal security is worrisome, to say the least. They have been duplicitous in achieving their personal business goals. They have made it clear they have no intention of stopping their B&B operation, and in fact, they have voluntarily informed at least two neighbors of future bookings.

6. The thirty-two residents who have signed the attached petition understand that the issue of regulating B&Bs is complex and, indeed, is being wrestled with by communities across the United States—and in our own Commonwealth with the recently passed, but still pending, Bill on Limited Residential Lodging. Nevertheless, we respectfully request that our own Arlington County leadership and managers take appropriate steps to enforce existing County regulations and stop the unauthorized business operating at 2113 South Lynn Street.



If you have any questions or would like to discuss this with us, please contact any of the signers below.

  
Patrick M. Hughes  


  
H. M. "Lynn" Primo  


  
Dorinda Fitt  


  
Kevin Hawkins  


  
Julianne Chesky  


1 Attachment (as)

The Petition in Opposition to the Airbnb and / or Rental Facility at 2113 South Lynn Street

CC:

The County Manager  
The County Attorney  
The County Commissioner of Revenue  
The County Zoning Commission  
State of Virginia Department of Housing and Community Development  
State of Virginia Representative Barbara Favola  
Congressman Don Beyer  
Arlington Ridge Community Association  
Aurora Hills Community Association